

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13454 of Riggs National Bank and Joseph J., John R. and Raphael G. Urciolo, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.41 to continue to operate parking lots in an SP-2 District at the premises 505-19 - 4th Street, N.W., (Square 531, Lots 17, 18, 19, 806, 807, 808 and 809) and at premises 306-308 F Street, N.W., (Square 531, Lots 810, 811 and 812) and to establish a parking lot at premises 512-14-16-20-22 3rd Street, N.W., (Square 531, Lots 814, 815, 816, 817 and 818).

HEARING DATE: April 15, 1981

DECISION DATE: May 6, 1981

FINDINGS OF FACT:

1. The subject property is located on the east side of 4th Street between E and F Streets., N.W. at premises known as 505-19 - 4th St., N.W., and on the southeast corner of the intersection of 4th and F Streets, N.W. at premises known as 306-308 F Street, N.W. and on the west side of 3rd Street between E and F Streets, at premises known as 512-14-16-20-22 - 3rd Street, N.W. All of the property is located in the SP-2 zone district.
2. The subject site is used as a parking facility. The applicant proposes the continuation of this use for a period of one year.
3. The applicant testified that proposed construction for an office building to be located on the site will begin within this one year period.
4. The parking lot on the entire site was established under this Board's Order No. 10883, dated September 15, 1971. Due to inadvertance on the part of the Zoning Regulations Division and the applicant, the applicant failed to renew a previous approval of the Board for Lots 814-818. These lots have been used for parking exclusively since the lot was established.

5. The subject site has been rezoned from SP-2 to C-3-C as part of a Planned Unit Development, pursuant to Zoning Commission Order No. 311, dated April 10, 1980. The change of zoning is not be be effective until the covenant required by the Planned Unit Development process is recorded.

6. The applicants propose to construct an eleven story general office use building, which will also include some accessory retail uses. The applicants also propose to construct an underground parking garage to accommodate a maximum of 185 vehicles.

7. The current surface lot accommodates approximately 108 vehicles, and is operated as an attendant facility, 8:00 A.M. to 6:00 P.M. Monday through Friday.

8. The applicant testified that the lot is left open for the nearby church use during the evening hours and on weekends.

9. The applicant testified that approxmately eighty percent of the users of the lot are short term parkers, with only twenty percent daily parkers.

10. The applicant stated that no complaints had been received about the operation of the lot.

11. The applicant has no other reasonable interim use for the lot until construction of the office building commences.

12. There was no report from Advisory Neighborhood Commission 2C on this application.

13. There was a petition as well as letters of support filed on behalf of the application.

14. There was no opposition to the granting of this application.

CONCLUSION OF LAW AND OPINION:


Based on the above findings of fact and the evidence of record, the Board is of the opinion that the continuation of this parking facility on an interim basis would not adversely affect the present character or future development of the neighborhood. The facility will not create any dangerous or otherwise objectionable traffic conditions. The Board concludes that the lot is reasonably necessary and convenient to the surrounding area. Accordingly, it is hereby ORDERED that this application is hereby GRANTED subject to the following CONDITIONS:

- a. Approval shall be for a period of ONE YEAR from the date of expiration of the previous Order, namely until February 3, 1982.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- d. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- e. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- f. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- g. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 4-0 (Charles R. Norris, Connie Fortune and Douglas J. Patton to grant; William F. McIntosh to grant by proxy)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 31 AUG 1981

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.